



## Arlington Planning Commission Workshop Minutes

Community & Economic Development Department  
18204 59<sup>th</sup> Ave NE, Arlington, WA 98223  
June 7, 2022

**Commissioners Present:** Tim Dean, Melissa Johnson and Yvonne Van Ornan

**Staff Present:** Marc Hayes, Amy Rusko, and Ameresia Lawlis

**Also known to be Present:** Robert Shipley

Commission Chair Dean called the Meeting to order at 702pm, and the pledge of allegiance to the flag followed.

### **APPROVAL OF THE AGENDA**

Commission Chair Dean requested a motion to approve the agenda. Commissioner Johnson made a motion to approve the agenda. Commissioner Van Ornan seconded the motion, which passed with a unanimous vote.

### **WORKSHOP ITEMS**

#### **1. RNW DESIGN REVIEW PLN#885**

Planning Manager, Amy Rusko, presented the RNW Design Review.

The Applicant, 2812 Architecture on behalf of RNW Distribution, is seeking design review approval for the new construction of a 15,748 square foot single story metal warehouse building with a small office. The main entry will consist of a canopy with double glass entry doors, and the elevations will consist of RNW synthetic siding, color Burma, metal paneling, windows with trim, trellis with vines, and changes of materials on all sides of the building. The facade includes bump outs at the corners adjacent to the main arterial road and landscaping and trees will help to supplement the urban look providing shade for the parking areas.

The Commissioners, City Staff and citizens discussed the following:

- Commissioner Dean asked if the City Staff have any illustrations showing the corrugated metal.
- City Staff said they do not currently but will request it and bring it with to the next meeting

## **2. SMARTCAP ARLINGTON AIR NORTH DESIGN REVIEW PLN#**

Planning Manager, Amy Rusko, presented the Smartcap Arlington Air North Design Review.

This project consists of two pocket parks (42,988 SF & 53,968 SF), new future 173rd Street with new sidewalks, roadway sections, island, and landscaping. The pocket parks and 173rd Street construction will be under separate construction permits. The site plan includes five class A industrial buildings (totaling 921,465 SF) to be constructed in two phases.

- Phase 1:

- Building 1 – 36 Ft. clear height, 260,820 SF
- Building 2 – 36 Ft. clear height, 199,260 SF
- Building 3 – 32 Ft. clear height, 203,125 SF

- Phase 2:

- Building 4 – 32 Ft. clear height, 154,150 SF
- Building 5 – 32 Ft. clear height, 104,110 SF

The Commissioners, City Staff and citizens discussed the following:

- Amy Rusko informed the Commissioners that they have requested the applicant to add architectural features to certain areas that face roads.
- Commissioner Dean said the project is larger than he had originally expected.
- Conversation continued on this between Commissioners and Staff.
- Commissioner Van Ornam and Johnson asked where the entrances to the property would be located.
- Amy Rusko shows the Commissioners a Site Plan that provides the entrances.

## **3. BROWN BEAR CAR WASH DESIGN REVIEW PLN#**

Planning Manager, Amy Rusko, presented the Brown Bear Car Wash Design Review

The Applicant, Barghausen Consulting Engineers on behalf of Car Wash Enterprises, is seeking design review approval for the new construction of a 2,550 square foot conveyor wash, and a 27 x 20 foot Auto Sentry canopy structure for unattended, point of sale transactions. Additional site improvements will include freestanding and wall signage, asphalt paving and striping, lot lights, perimeter landscaping, surface parking for ten vehicles, utility connections, and three vacuum station islands supporting five stalls. The site is located at the southwest corner of the 172nd Street and 43rd Avenue intersection, in the Highway Commercial (HC) zone and in Airport Protection District Subdistrict C. The site is approximately 0.60 acres in size. The proposed building is constructed of concrete walls with blue metal fascia and stone veneer along the foundation of the building. A tower element with a sheet metal pitched roof will be incorporated on the east side of the building. Most of the roofline will be flat and treated with a cornice across all sides of the building. The primary colors of the car wash building and canopy will include blue, white, and green striping, consistent with Brown

Bear's signature accent colors. The Auto Sentry canopy will consist of metal fascia that is compatible with the architectural concept of the car wash building.

The Commissioners, City Staff and citizens discussed the following:

- Commissioner Johnson said the design was a huge improvement from previous submissions.
- Commissioner Dean asked if the City Staff have any insight into why Brown Bear Car Wash chose this sight.
- City Staff explained they do not, however speculated that it could be because it is one of only a few places they could put it since the Mixed Use regulations do not allow it.

#### **4. DRAFT CODE AMENDMENTS PRESENTATION**

Planning Manager, Amy Rusko, presented a presentation of the current code amendments draft.

Amy Rusko showed the Commissioners the how the changes would be presented in the document as well as the new layout of tables for the Permissible Use Table, Parking Table and Landscaping.

The Commissioners, City Staff and citizens discussed the following:

- Commissioner Johnsen expressed the updates to the code will make it less confusing for anyone who reads it.
- Conversation continued between Commissioners and City Staff.

#### **5. Current Project Update**

- City of Arlington is now recognizing Juneteenth
- The June 20<sup>th</sup> Planning Commission Meeting will now be held on the 23<sup>rd</sup>
- June 20<sup>th</sup> Neighborhood Meeting will not change

#### **PUBLIC COMMENT**

There was no public comment.

#### **ADJOURNMENT**

Commission Chair Dean requested a motion; Commissioner Van Ornan made a motion to adjourn the meeting. Commissioner Johnson seconded the motion, which passed with a unanimous vote. The Meeting adjourned at 7:56pm.